

## **MINUTES OF THE MEETING OF THE FRANKLIN MUNICIPAL PLANNING COMMISSION SEPTEMBER 26, 2013**

The Franklin Municipal Planning Commission held a regular meeting on Thursday, September 26, at 7:00 p.m. in the city hall boardroom.

Members present:     Marcia Allen  
                             Jimmy Franks  
                             Lisa Gregory  
                             Scott Harrison  
                             Mike Hathaway, Chair  
                             Roger Lindsey, Vice Chair  
                             Alma McLemore  
                             Michael Orr  
                             Ann Petersen, Alderman

Members absent:

Staff present:         Donald Anthony, Planning and Sustainability Department  
                             Andrew Orr, Planning and Sustainability Department  
                             Catherine Powers, Planning and Sustainability Department  
                             Brenda Woods, Planning and Sustainability Department  
                             Dan Allen, Engineering Department  
                             Carl Baughman, Engineering Department

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following. The typical process for discussing an item is as follows:

1. Staff presentation,
2. Public comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

**1. CALL TO ORDER**

**2. MINUTES**

- 8/22/13 Regular Meeting

**3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA**

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.

**4. ANNOUNCEMENTS**

**5. VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA**

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

**6. CONSENT AGENDA**

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

**SITE PLAN SURETIES**

Consent: Items 7-8

7. Grace Pointe Church Subdivision, site plan; release the maintenance agreement for sewer and street improvements.
8. Westfield Estates Subdivision, site plan, revision 1, lot 39 (West Franklin Baptist Church Expansion); release the maintenance agreement for drainage improvements.

**REZONINGS AND DEVELOPMENT PLANS**

9. **ORDINANCE 2013-37, TO BE ENTITLED "AN ORDINANCE TO REZONE ±.29 ACRES FROM HISTORIC CORE RESIDENTIAL DISTRICT (R-6) TO RESIDENTIAL VARIETY DISTRICT (RX) FOR THE PROPERTY LOCATED AT 411 CUMMINS STREET."**

Project Number: 2862

Applicant: Dustin Briggs, Gresham Smith and Partners  
Staff Recommends: Favorable Recommendation to the BOMA  
Consent Status: Nonconsent

**10. RESOLUTION 2013-54, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE COTTAGES ON CUMMINS STREET PUD SUBDIVISION, LOCATED AT 411 CUMMINS STREET, BY THE CITY OF FRANKLIN, TENNESSEE."**

Project Number: 2861  
Applicant: Dustin Briggs, Gresham Smith and Partners  
Staff Recommends: Favorable Recommendation to the BOMA  
Consent Status: Nonconsent

**11. ORDINANCE 2013-49, TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 43.20 ACRES TO THE HEIGHT OVERLAY DISTRICT (HTO) FOR THE PROPERTY LOCATED AT 9009 CAROTHERS PARKWAY."**

Project Number: 2846  
Applicant: Scotty Bernick, Ragan Smith Associates  
Staff Recommends: Favorable Recommendation to the BOMA  
Consent Status: Nonconsent

**PRELIMINARY PLATS, FINAL PLATS, AND SITE PLANS**

**12. 3150 Boyd Mill Avenue Subdivision, preliminary plat, 7 residential lots and 4 open space lots on 2.66 acres, located at 3150 Boyd Mill Avenue.**

Project Number: 2828  
Applicant: Greg Gamble, Gamble Design Collaborative  
Staff Recommends: Approval, with conditions  
Consent Status: Nonconsent

**13. Berry Farms Town Center PUD Subdivision, final plat, section 3, revision 1, 1 residential lot and 1 open space lot on 0.55 acres, located at the southwestern corner of Rural Plains Circle and Hughes Crossing.**

Project Number: 2829  
Applicant: Brandon Lambert, Littlejohn Engineering Associates  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

**14. Breezeway Subdivision, final plat, section 5, 31 residential lots on 20.18 acres, located along Georgian Circle and Danton Court.**

Project Number: 2838  
Applicant: Chris Mabery, Ragan Smith  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

**15. Charles A. Vinson Subdivision, final plat, 2 residential lots on 1.14 acres, located at 1319 Adams Street.**

Project Number: 2831  
Applicant: Ken Church, Gresham Smith and Partners  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

16. Cool Springs East Subdivision, site plan, section 31, lot 710, a 12,364 square foot building on 1.068 acres, located at 310 Billingsly Court.

Project Number: 2840  
Applicant: Tim Turner, TSquare Engineering  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

17. Cool Springs West Subdivision, site plan, section 2, lots 16 & 26-27, revision 4 (Thoroughbred Village), building additions totaling 11,109 square feet on 33.47 acres, located at 535 Cool Springs Boulevard.

Project Number: 2841  
Applicant: Wes Magill, Ragan Smith  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

18. Downs Boulevard Properties Subdivision, final plat, revision 10, lots 16 and 17 (consolidation plat), surety revision.

Project Number: 2778  
Applicant: Joe Epps, Anderson, Delk, Epps & Associates, Inc.  
Staff Recommends: Approval  
Consent Status: Consent

19. Franklin Industrial Park Subdivision, final plat, revision 8 (resubdivision of lot 26), 2 nonresidential lots on 1.26 acres, located at 137 Alpha Drive.

Project Number: 2832  
Applicant: Mike Holmes, H & H Land Surveying  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

20. Galleria Commercial Complex Subdivision, Site Plan, Lot 7, Rev 9 (Galleria-Sears Renovation), building addition of 3,183 square feet on 86.52 acres, located at 1800 Galleria Boulevard.

Project Number: 2842  
Applicant: Mike Holmes, H & H Land Surveying  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

21. Hard Bargain Mt. Hope Subdivision, final plat, 6 residential lots and 3 open space lots on 1.05 acres, located at 721 and 727 Mt. Hope Street.

Project Number: 2833

Applicant: Matt Bryant, Civil & Environmental Consultants, Inc.  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

22. The Highlands at Ladd Park PUD Subdivision, final plat, section 15, 29 residential lots and 3 open space lots on 9.73 acres, located along Fowler Circle and Molly Bright Lane, east of previously-platted section 8.

Project Number: 2835  
Applicant: David Reagan, HFR Design Inc.  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

23. Ranco Farms Subdivision, site plan, revision 4, lot 2 (Keystone Crossing at Cool Springs), request for the 1<sup>st</sup> six-month site plan extension for the site plan approved by FMPC 9/27/12 until 3/27/14.

Project Number: 2499  
Applicant: Matt Bryant, CEC  
Staff Recommends: Approval  
Consent Status: Consent

## **NON-AGENDA ITEMS**

## **ANY OTHER BUSINESS**

## **ADJOURN**

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### **1. CALL TO ORDER**

Chair Hathaway called the meeting to order at 7:00 p.m.

### **2. MINUTES**

Mr. Harrison moved to approve the August 22, 2013, Planning Commission minutes as presented, Vice Chair Lindsey seconded the motion, and it passed unanimously (8-0).

### **3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA**

No one came forward.

### **4. ANNOUNCEMENTS**

Ms. Powers reminded the Planning Commission that CPAT was at City Hall during the week of September 16. They did two presentations and spent numerous hours working privately and with staff. It is anticipated that staff will be getting a preliminary report from CPAT within the next month or so.

### **5. VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA**

Mr. Scott Wimpelberg, President of Cheswicke Farms Homeowners Association, asked if Andover Park was on the agenda for this Planning Commission meeting.

Ms. Powers stated that Andover Park was not on the agenda for this Planning Commission meeting.

## 6. **CONSENT AGENDA**

Chair Hathaway stated that the items under the consent agenda were deemed by the Planning Commission to be non-controversial, routine in nature and would be approved by one motion. The items on the consent agenda would not be individually discussed.

Chair Hathaway asked if anyone wanted to pull any items from the Consent Agenda. No one wanted to pull any items. He stated that the Consent Agenda items were 7, 8, 13, 14, and 16 through 23. Item 12 had been noted as Consent, but it was actually Nonconsent.

Mr. Harrison moved to approve the Consent Agenda, Vice Chair Lindsey seconded the motion, and it passed unanimously (8-0).

Mr. Orr recused himself from item 15.

Chair Hathaway stated that the Secondary Consent Agenda item would be item 15. Vice Chair Lindsey approved the Secondary Consent Agenda, Ms. Allen seconded the motion, and it passed unanimously (7-0).

## 7. **GRACE POINTE CHURCH SUBDIVISION, SITE PLAN**

Maint agreement: **Sewer \$2,800**  
Established: September 27, 2012  
Previous Action: FMPC granted 6-month site plan approval extension on 5/22/08  
5/16/08 PA posted  
4/17/09 Approved extension to 4/16/10  
4/16/10 Extend to 4/15/11; submit as-builts  
4/15/11 Extend to 4/20/12; as-builts approved  
4/26/12 Approved extension to 4/25/13  
9/27/12 Release PA, establish MA for \$2,800  
10/11/12 MA posted  
Recommendation: Release the maintenance agreement.

Maint agreement: **Street \$2,900**  
Established: September 27, 2012  
Previous Action: FMPC granted 6-month site plan approval extension on 5/22/08  
5/16/08 PA posted  
4/17/09 Approved extension to 1/15/10  
1/15/10 Approved extension to 7/16/10  
7/16/10 Extend to 7/15/11  
7/28/11 Extend to 7/26/12

7/26/12 Extend to 1/24/13  
 9/27/12 Release PA, establish MA for \$2,900  
 10/11/12 MA posted

Recommendation: Release the maintenance agreement.

**8. WESTFIELD ESTATES SUBDIVISION, SITE PLAN, REVISION 1, LOT 39 (WEST FRANKLIN BAPTIST CHURCH EXPANSION)**

Maint agreement: **Drainage \$4,200**  
 Established: September 27, 2012  
 Previous Action: 9/14/06 PA posted  
 10/12/07 Approved extension to 4/24/08  
 4/24/08 Approved extension to 10/23/08  
 10/17/08 Approved extension to 4/17/09  
 4/17/09 Approved extension to 4/16/10  
 4/22/10 Extend to 4/28/11  
 4/28/11 Extend to 10/27/11  
 10/27/11 Extend to 4/26/12  
 4/26/12 Approved extension to 10/25/12  
 9/27/12 Release PA, establish MA for \$4,200  
 10/1/12 MA posted

Recommendation: Release the maintenance agreement.

13. Berry Farms Town Center PUD Subdivision, final plat, section 3, revision 1, 1 residential lot and 1 open space lot on 0.55 acres, located at the southwestern corner of Rural Plains Circle and Hughes Crossing.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

**PROCEDURAL REQUIREMENTS:**

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

**\*PROJECT CONSIDERATIONS:**

**1. None**

- \* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

**CONDITIONS OF APPROVAL:**

**Engineering**

**General Comments**

**1. Sureties**

The sidewalk surety amount is TBD.

**2. Sureties**

The drainage surety amount is TBD.

14. Breezeway Subdivision, final plat, section 5, 31 residential lots on 20.18 acres, located along Georgian Circle and Danton Court.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

**PROCEDURAL REQUIREMENTS:**

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review.
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**\*PROJECT CONSIDERATIONS:**

**1. None;**

- \* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

**CONDITIONS OF APPROVAL:**

**Performance Agreement and Surety**

**General Comments**

**1. Landscape**



Landscape surety shall be determined at Post PC - \$TBD.

Engineering  
General Comments

2. Sureties

The surety for sewer is TBD

3. Sureties

The surety for streets is TBD

4. Sureties

The surety for sidewalks is TBD

5. Sureties

The surety for drainage is TBD

Planning (Landscape)  
General Comments

6. Lot Tree Chart

Lot Tree Chart shall be on the Final Plat.

Water/Sewer

Breezeway Section 5 Final Plat 09-05-13.pdf

7. Wastewater

Clarify that lots 77 - 80 have a 20' sanitary sewer easement. Minimum easement for sewer is 20'

15. Charles A. Vinson Subdivision, final plat, 2 residential lots on 1.14 acres, located at 1319 Adams Street.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review.
2. The city's project identification number shall be included on all correspondence with any

city department relative to this project.

3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

**\*PROJECT CONSIDERATIONS:**

**1. None**

- \* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

**CONDITIONS OF APPROVAL:**

**Engineering**

**General Comments**

**1. Access**

The previous comment "Provide the location of the proposed shared access drive. The access drive pavement must be at least 18 feet wide" was addressed with the following:

"Per a meeting with Tom Marsh and Katie Rubush on 9/3/13, and a previous phone conversation with Paul Holzen, the proposed plat is providing the proper 20' access easement.

Furthermore, the driveway surface within the easement should be governed by the COF Street Design Standard, in particular Table 3.3.25(12b), which indicates that residential driveways shall be at a minimum width of 10 feet and a maximum width of 20 feet (see attached).

Finally, according to Tom Marsh, the driveway will be reviewed in conjunction with any new home construction plans for 1321 Adams Street by the Department of Building and Neighborhood Services for compliance with the above mentioned Table 3.3.25(12b), prior to issuance of a building permit."

Since this is a shared access easement and not a single residence driveway and due to concerns of traffic being blocked on Adams Street when a vehicle is attempting to enter the driveway while another is about to exit, Carl Baughman and I (Tom Ingram) have determined the minimum width of the driveway should be 15 feet.

**SIGNED AND SEALED PDF.pdf**

**2. Easements**

Per a meeting with Ben McNeil and Katie Rubush on 9/3/13, the water and sewer easements have been revised to a single 20' PUDE easement. This 20' easement will now include both the public water and sewer connections, before transitioning to private services. The public services will be separated by a minimum of 10 feet horizontally.

16. Cool Springs East Subdivision, site plan, section 31, lot 710, a 12,364 square foot building on 1.068 acres, located at 310 Billingsly Court.

**STAFF RECOMMENDATION:** Approval, with conditions;

COMMENTS: None;

**PROCEDURAL REQUIREMENTS:**

1. Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the Short-Track Post-PC review process. To participate in the Short-Track Post-PC process, the applicant must submit complete and corrected plans to the Department of Building and Neighborhood Services by 3:00 PM on Friday, September 27, 2013. Staff response on the Post-PC plans is guaranteed in 5 business days. If a Short-Track Post-PC item is not submitted by the deadline or is an incomplete submittal, it shall be placed on the standard Post-PC review track, which has a 30 business day review period.
2. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
3. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
4. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.
5. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
6. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
7. The city's project identification number shall be included on all correspondence with any city department relative to this project.

**\*PROJECT CONSIDERATIONS:**

1. None;

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

**CONDITIONS OF APPROVAL:**

Performance Agreement and Surety

General Comments

1. Landscape

Landscape surety shall be determined at Post PC - TBD \$

2. Sureties

Sureties for the following to be determined at Post-PC:

Streets - \$ TBD

Street Access - \$ TBD

Sidewalks - \$ TBD

Drainage - \$ TBD

Sewer - \$ TBD

Water - \$ TBD

Engineering

General Comments

3. Easements

The previous comment "Provide drainage easements for the stormwater that flows across this lot from adjacent properties" was not addressed. Show on the grading plan that no offsite stormwater enters this site or provide drainage easements. Include any offsite stormwater runoff that enters the detention or stormwater quality features in the drainage calculations.

4. Drainage

The previous comment "The existing rip rap area in front of the drainage outlet structure shall not be considered bioretention or a water quality feature. The applicant must become familiar with the City of Franklin Stormwater Management Ordinance" was not completely addressed. Indicate on the plans that the rip rap in the detention area will be removed.

Fire

5. Access

The travel path/autoturn exhibit was provided in the second submittal for this project. The travel path does not appear to conflict with any parking spaces.

The emergency turn-around shall be marked as a Fire Lane in accordance with the Franklin Municipal Code.

17. Cool Springs West Subdivision, site plan, section 2, lots 16 & 26-27, revision 4 (Thoroughbred Village), building additions totaling 11,109 square feet on 33.47 acres, located at 535 Cool Springs Boulevard.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

PROCEDURAL REQUIREMENTS:

1. Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the Short-Track Post-PC review process. To

participate in the Short-Track Post-PC process, the applicant must submit complete and corrected plans to the Department of Building and Neighborhood Services by 3:00 PM on Friday, September 27, 2013. Staff response on the Post-PC plans is guaranteed in 5 business days. If a Short-Track Post-PC item is not submitted by the deadline or is an incomplete submittal, it shall be placed on the standard Post-PC review track, which has a 30 business day review period.

2. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
3. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
4. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.
5. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
6. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
7. The city's project identification number shall be included on all correspondence with any city department relative to this project.

**\*PROJECT CONSIDERATIONS:**

1. None;

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

**CONDITIONS OF APPROVAL:**

Performance Agreement and Surety

General Comments

**1. Landscape**

Landscape surety shall be determined at Post PC - TBD \$

**2. Drainage**

Drainage surety shall be determined at Post PC - \$TBD.

#### Engineering

#### General Comments

#### 3. Drainage

The current condition of the detention pond for this development does not provide adequate stormwater detention. The detention pond must be refurbished, repaired and restored so that it will provide the proper storage volume and TSS removal.

#### Fire

Thoroughbred Village Site Plan.pdf

#### 4. Fire Lane

Although the applicant provided a detail of the Fire Lane and labeled a small section of curbing at the front of the building, the requested fire lane at the rear of the drive lane and rear of the building was not indicated on the second set of submitted plans.

The applicant shall clearly label and mark both sides of the drive lane between the end of the parking spaces (new, right side) and the rear of the building.

#### 5. Fire Lane

Per the initial comment, a 20' foot wide travel path was shown in conjunction with the fire apparatus autoturn/travel path.

All areas where parking spaces were removed to accommodate the fire apparatus, parking spaces located within the 20' boundary, and areas in front of fire hydrants (six feet in each direction from the center of the hydrant) shall be marked as Fire Lane and parking shall be prohibited.

#### Planning

Thoroughbred Village Site Plan.pdf

#### 6. COF number

COF Project Name and Number shall be added to the Architectural Sheet. This is a continuation of a previous comment.

18. Downs Boulevard Properties Subdivision, final plat, revision 10, lots 16 and 17 (consolidation plat), surety revision.

STAFF RECOMMENDATION: Approval

COMMENTS: This item will add surety amounts for water, sewer, streets, sidewalks, and drainage to the Downs Boulevard Properties Subdivision, final plat, revision 10, lots 16 and 17 (COF# 2778). All other conditions from the July 25, 2013, FMPC meeting remain with this project

Performance Agreement and Surety to be added to COF# 2778:

Water	\$	TBD
Sewer	\$	TBD
Streets	\$	TBD
Sidewalks	\$	TBD
Drainage	\$	TBD
<b>Total</b>	<b>\$</b>	<b>TBD</b>

\* The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

19. Franklin Industrial Park Subdivision, final plat, revision 8 (resubdivision of lot 26), 2 nonresidential lots on 1.26 acres, located at 137 Alpha Drive.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: At present, one lot houses two different structures with different owners and uses. The purpose of this plat is to divide the lot, resulting in distinct lots for the two different uses. The new property line will lie within a 15-foot parking easement, which will allow the current parking configuration to remain.

#### PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

#### \*PROJECT CONSIDERATIONS:

1. None

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

#### CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Easements

Provide a note on the final plat that "all parking must be removed from the ingress / egress access easement".

Franklin Industrial Park-ReSub Lot 26 Final Plat 8-12-2013.pdf

## 2. Easements

Previous comment not fully addressed: The applicant shall show the existing water and sewer services and any required easements for these services.

The utility services for Lot 49 may cross Lot 26. If the services cross another property, an easement is required. The applicant shall locate the water and sewer services and proposed easements if easements are required.

20. Galleria Commercial Complex Subdivision, Site Plan, Lot 7, Rev 9 (Galleria-Sears Renovation), building addition of 3,183 square feet on 86.52 acres, located at 1800 Galleria Boulevard.

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

## PROCEDURAL REQUIREMENTS:

1. Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the Short-Track Post-PC review process. To participate in the Short-Track Post-PC process, the applicant must submit complete and corrected plans to the Department of Building and Neighborhood Services by 3:00 PM on Friday, September 27, 2013. Staff response on the Post-PC plans is guaranteed in 5 business days. If a Short-Track Post-PC item is not submitted by the deadline or is an incomplete submittal, it shall be placed on the standard Post-PC review track, which has a 30 business day review period.
2. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
3. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
4. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.



5. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
6. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
7. The city's project identification number shall be included on all correspondence with any city department relative to this project.

**\*PROJECT CONSIDERATIONS:**

1. None;

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

**CONDITIONS OF APPROVAL:**

Performance Agreement and Surety

General Comments

1. Landscape

Landscape surety shall be determined at Post PC - TBD \$

2. Drainage

Drainage surety shall be determined at Post PC - \$TBD.

Engineering

General Comments

3. Traffic/Transportation

Make corrections in the trip generation data for proposed uses in the Lower Level Store.

4. Drainage

The next phase of Cool Springs Galleria indicates that a building is to be located on the bioretention area proposed with this site plan. Provide a permanent location for the bioretention area.

Fire

5. Fire Protection

The proposed new/relocated positions for the fire hydrants was not shown despite the initial staff comment on such information.

Proposed relocation of the fire hydrants must be noted for review and approval. This is critical for maintaining fire protection during site demolition and renovation.

Planning

13.08.12 Site Plans.pdf

6. Retaining Walls

Applicant shall label each retaining wall with maximum height and acceptable exterior material on the site layout sheet. All retaining walls are required to be clad in masonry veneer (or other material meeting intent of this requirement, per approval by City of Franklin).

7. Sidewalks

Applicant shall label widths of sidewalks around the building. Sidewalks shall be no less than 8' in width when abutting a building. This comment was not adequately addressed with the resubmittal.

8. Parking

Concrete wheelstop label and detail shall be removed from site plans. This is a response from a previous comment.

Planning (Landscape)

General Comments

9. Walls/Landscape Design

If after the shrubs/trees have been planted and the retaining walls are still obtrusive and not sufficiently screened, the applicant shall provide additional plantings with the approval of the COF Land Planner.

10. Tree removal

After a very close review of this plan, it is evident many trees are being removed. The applicant did not provide a list of those tree in the initial submittal. The applicant shall provide a list of all trees in the disturbed area with their species, caliper and condition. Any tree 24" > shall be replace at the rate of 2 " to 1" according to the COF Zoning Ordinance.

21. Hard Bargain Mt. Hope Subdivision, final plat, 6 residential lots and 3 open space lots on 1.05 acres, located at 721 and 727 Mt. Hope Street.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

**\*PROJECT CONSIDERATIONS:**

1. None

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

**CONDITIONS OF APPROVAL:**

Engineering

General Comments

1. Sureties

The surety for water is TBD.

2. Sureties

The surety for sewer is TBD.

3. Sureties

The surety for streets is TBD.

4. Sureties

The surety for sidewalks is TBD.

5. Sureties

The surety for drainage is TBD.

Planning

General Comments

6. Open Space

Applicant shall expand note 8 to indicate that the homeowner's association is responsible for maintenance of all common open spaces and the open space easement. (At initial review, staff requested additional information about open space designations on the plat. At resubmittal, applicant clarified the nature and purpose of proposed open space. This condition serves as a follow-up to that correspondence.)

22. The Highlands at Ladd Park PUD Subdivision, final plat, section 15, 29 residential lots and 3 open space lots on 9.73 acres, located along Fowler Circle and Molly Bright Lane, east of previously-platted section 8.

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

**PROCEDURAL REQUIREMENTS:**

1. In addition to uploading the corrected plat to the online plan review website(<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

**\*PROJECT CONSIDERATIONS:**

1. None

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

**CONDITIONS OF APPROVAL:**

Engineering

General Comments

1. Sureties

The surety for sewer is TBD.

2. Sureties

The surety for streets is TBD.

3. Sureties

The surety for sidewalks is TBD.

4. Sureties

The surety for drainage is TBD.

Planning (Landscape)

General Comments

5. Lot Tree Chart

Lot Tree Chart shall be shown on the Final Plat to meet the requirements of the Administrative Manual.

23. Ranco Farms Subdivision, site plan, revision 4, lot 2 (Keystone Crossing at Cool Springs), request for the 1<sup>st</sup> six-month site plan extension for the site plan approved by FMPC 9/27/12 until 3/27/14.

STAFF RECOMMENDATION: Approval of the first six-month extension of the approved site plan until March 27, 2014.

COMMENTS: This project has not yet been issued a building permit, and the approval of the site plan is soon to lapse. A six month extension to March 27, 2014 is recommended.

This completed the consent agenda.

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**9. ORDINANCE 2013-37, TO BE ENTITLED "AN ORDINANCE TO REZONE ±.29 ACRES FROM HISTORIC CORE RESIDENTIAL DISTRICT (R-6) TO RESIDENTIAL VARIETY DISTRICT (RX) FOR THE PROPERTY LOCATED AT 411 CUMMINS STREET."**

Ms. Powers presented the staff report for Ordinance 2013-37 and stated that item 9 was a request to rezone to RX in support of a two lot single-family development on 411 Cummins Street. This was a project that was heard previously, was denied and had come back with a fewer number of houses on the lot. Staff had worked diligently with the applicant to make sure that it met all of the criteria, and this was simply the rezoning. Staff favorably recommended approval of Ordinance 2013-37 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Ms. Margie Tirey, of 2211 Oakbranch Circle, stated that she had previously been against the three houses at this location, but she was now fine with the two houses that had been brought back with this proposal.

Chair Hathaway asked if there was an applicant.

Mr. Doug Sharp, of Gresham Smith and Partners, stated that this was a familiar agenda item and they were back with a major adjustment to bring this to a two lot in lieu of a three lot proposal. He discussed and explained the graphic, which was shown on the wall regarding the two lots. He stated that Ordinance 2013-37 now agreed with the policy of the Columbia Avenue overlay district, and he requested a favorable recommendation to the Board of Mayor and Aldermen.

Mr. Michael Orr recused himself from item 9.

Mr. Franks moved to favorably recommend approval of Ordinance 2013-37 to the Board of Mayor and Aldermen, Mr. Harrison seconded the motion, and it passed unanimously (7-0) with the following:

STAFF RECOMMENDATION: Favorable Recommendation to BOMA.

COMMENTS: None;

**PROCEDURAL REQUIREMENTS:**

1. The city's project identification number shall be included (and updated) on all correspondence with any city department relative to this project.

2. Fifteen (15) half-size copies of the Rezoning Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen Agenda.

**\*PROJECT CONSIDERATIONS:**

1. None;

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

**10.RESOLUTION 2013-54, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE COTTAGES ON CUMMINS STREET PUD SUBDIVISION, LOCATED AT 411 CUMMINS STREET, BY THE CITY OF FRANKLIN, TENNESSEE."**

Mr. Michael Orr recused himself from item 10.

Mr. Anthony presented the staff report for Resolution 2013-54 and stated that staff recommended approval with the conditions set forth on the staff report to the Board of Mayor and Aldermen with one exception and Mr. Dan Allen would discuss that exception.

Mr. Allen stated that Condition 2 under Engineering, "The steps and porches on sheet C3.0 indicate these housing units will be duplexes. Provide the proper amount of parking for duplex units," should be deleted as the applicant had addressed this condition.

Chair Hathaway asked for citizen comments.

No one came forward.

Mr. Franks moved to favorably recommend approval of Resolution 2013-54 to the Board of Mayor and Aldermen, and to delete Condition 2 under Engineering. Mr. Harrison seconded the motion, and the amendment. It passed unanimously (7-0) with the following:

**STAFF RECOMMENDATION:** Approval, with conditions

**COMMENTS:** A previous development plan for this property was considered by the FMPC at its July 25, 2013, meeting. The FMPC voted to not send the plan forward to BOMA with a favorable recommendation. The previous plan included three detached dwelling units, while the revised plan includes two units.

**PROCEDURAL REQUIREMENTS:**

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the

Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.

3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

**\*PROJECT CONSIDERATIONS:**

1. None

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

**CONDITIONS OF APPROVAL:**

Engineering

General Comments

1. Parking

The autoturn exhibit must prove that all vehicles entering the garages and all vehicles leaving the garages can maneuver as is normally expected.

- ~~2. Parking~~

~~The steps and porches on sheet C3.0 indicate these housing units will be duplexes. Provide the proper amount of parking for duplex units.~~

3. Drainage

Provide fencing around the rain gardens to prevent vehicles from parking or driving over the rain gardens.

4. Drainage

Provide the proper stone bedding under the detention structures.

Planning

General Comments

5. Project number

Applicant shall add COF# 2861 to all sheets in the plans set.

(The new COF number for this project was assigned after the project was resubmitted. Thus, the plans currently lack a COF number.)

6. Draft elevations (development plan)

Elevations included in this submittal are in draft version and are included for staff/FMPC review purposes only. Approval of the development plan shall not be inferred as approval of the draft elevations. Complete building elevations shall be submitted and fully evaluated for compliance with Zoning Ordinance standards at the site plan stage.

(This condition was included in the comments provided to the applicant following previous submittals and is reiterated here.)

7. Auto-turn exhibit

The AutoTurn exhibit(s) provided by the applicant shall not be construed in any way as being approved with this project. The applicant shall provide an updated AutoTurn exhibit at the site plan stage and shall work with staff to ensure that vehicles may safely and efficiently park, maneuver, and travel in the areas designated for those purposes.

(This condition appeared on the previous staff report and is reiterated here.)

Planning (Landscape)

General Comments

8. Lot Tree Chart

Lot tree chart shall be provided on the Final Plat.

**11. ORDINANCE 2013-49, TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 43.20 ACRES TO THE HEIGHT OVERLAY DISTRICT (HTO) FOR THE PROPERTY LOCATED AT 9009 CAROTHERS PARKWAY."**

Ms. Powers presented the staff report for Ordinance 2013-49 and stated this was a request to put an HTO for the property with the exception of 200 feet along Carothers Parkway. This will provide a buffer transition zone from single family and two to three story property along Carothers Parkway and to the north. Staff has worked with the applicant to make sure there is that transition. Since all of the surrounding area is in the HTO, staff is comfortable with favorably recommending approval of Ordinance 2013-49 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Alan Thompson, of Ragan Smith Associates, stated that he was representing his client, Lionstone. He stated that they had worked with staff since the beginning. They had originally looked at requesting the entire 50 acres for the Height Overlay, but the suggestion of staff was to pull back from Carothers, and they completely agree as it fits with what is out there. They feel this project is appropriate for the site, and he requested a favorable recommendation to the Board of Mayor and Aldermen.

Ms. McLemore moved to favorably recommend approval of Ordinance 2013-49 to the Board of Mayor and Aldermen, Mr. Orr seconded the motion, and it passed unanimously (8-0) with the following:

STAFF RECOMMENDATION: Favorable Recommendation to the BOMA.

COMMENTS: Staff is recommending approval of this rezoning request. As shown on the Rezoning Plan, the applicant proposes that the HTO be applied to the property at 9009 Carothers Parkway, except for a 200 foot area located along Carothers Parkway. In the pre-application meeting with the applicants, staff felt that a transition was needed for the HTO area due to the manner in which the area has developed. While the parcel to the south is completely



within the HTO area, it has not developed to heights permitted by the HTO Overlay (12 stories). Additionally, this lot is across the street from two and three-story attached residential units and a retail center across the street is one-story in height. The applicant is in agreement with this approach. Furthermore, new development on the site must comply with Section 5.3.4 (Transitional Features) of the Franklin Zoning Ordinance, which provides an additional degree of review to ensure that height compatibilities are achieved on this parcel.

#### PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.
2. The traffic impact letter shall be updated to provide the existing trip generation as a basis for comparison for the site.
3. Fifteen (15) half-size copies of the Rezoning Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen Agenda.

#### \*PROJECT CONSIDERATIONS:

1. None;

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

#### **12.3150 Boyd Mill Avenue Subdivision, preliminary plat, 7 residential lots and 4 open space lots on 2.66 acres, located at 3150 Boyd Mill Avenue.**

Mr. Anthony presented the staff report for Item 12 and stated that staff favorably recommended approval of Item 12 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Mr. Gary Ewing, of 3212 Vera Valley Road, stated that he had reviewed the plat, and in general it seemed reasonable. However, he had the following three concerns:

- One related to the tree canopy. The applicants stated that they would protect 45 percent of the tree canopy, but there was no explanation as to what that was to include.
- There is a slave wall that runs on the entire western boundary of this property, and it is surrounded by this tree canopy. He would like to see all of that preserved. His concern about the historic wall was in the notes of the plat. It said that there were no historic structures within 500 feet of the property. He considered the historic wall on the boundary of the property a historic property that should be preserved.
- His third concern was that there was an indication of some drainage swells, but there was no indication as to how those were to function. The property in this location was a good 8 feet higher than the surrounding property. If the drainage was not very carefully constructed, the water would be diverted to the lower property, which included Mr. Ewing's home. Having come from a similar property in Mt. Juliet where the drainage

ran all through his crawlspace, Mr. Ewing wanted to make sure that intentionally or unintentionally it would not happen again.

Mr. Richard Iannelli, of 311 Millbank Lane, stated that he was not for or against Item 12. His concern was that the whole neighborhood was a phosphate farm, and it is lower than that property. The road was level with the property, and the soccer fields were lower. His concern was where it would drain. Presently, when it rains quite a bit, there is a build-up on Millbank Lane of about one and a half feet.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he would be happy to answer the questions from the citizens that had been brought up.

The first question was in regard to the preservation of the historic wall. The historic wall was on the western portion of the property and runs north to south. There was a 20 foot landscape easement through there that would be part of the tree preservation requirements. There was a very healthy stand of trees that were along that edge of the property and would also protect the historic stone wall that was in that location. He discussed and explained the graphic, which was shown on wall regarding the tree preservation canopy. A handful of Maple trees were well past their life expectancy and had a lot of damaged wood and damaged limbs. Mr. Gamble had met with Mr. Mizell, the City's Land Planner, who agreed that those trees were beyond saving at this point.

The next question was concerning the drainage and the swales along Boyd Mill. There were swales that ran outside of the 20 foot landscape easements from the rear of the property back down to the detention areas in the front. Mr. Gamble stated that he received a comment from staff during the review process. The comment was to include a looping water line that would go from the end of the cul-de-sac over to the west through the adjacent neighbors' yards to connect to a waterline out on the street. Today, Mr. Gamble received an email from the City's Water and Sewer, Department, which stated that after the Water & Sewer Department's review, they did not need the additional waterline loop. It was shown on the plans because Mr. Gamble hoped to meet staff's condition, but he was hoping that with the resubmittal of plans for Post-PC that the waterline connection to the west would be removed and they would not have to connect through the neighbors' yards.

Mr. Gamble requested approval of Item 12 from the Planning Commission.

Ms. McLemore asked if this project was 2.66 or 2.86 acres.

Mr. Gamble stated that it was 2.86 acres.

Ms. Allen moved to favorably approve Item 12 with conditions, Mr. Harrison seconded the motion, and it passed unanimously (8-0) with the following:

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected preliminary plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of the corrected preliminary plat to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

\*PROJECT CONSIDERATIONS:

1. None

\* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

CONDITIONS OF APPROVAL:

BNS

Boyd Mill Preliminary Plat.pdf

1. Setbacks

Sheet 0.0 and 0.3, site data chart. The "yard fronting any street" shall be revised to comply with Table 3-8 of the Zoning Ordinance which provides the site development standards for Traditional areas. The traditional standards require "Front Yard and Side Street Setback of 10 - 30 feet. The site data chart on the plan shall clarify that this setback is a MINIMUM of 10 feet and a MAXIMUM of 30 feet. It is not correct to state a just a minimum setback of 15 feet. This is a new comment that I did not catch on the first review.

Engineering

General Comments

2. Sidewalks

Add note that sidewalk outside of public right-of-way is to be maintained by the Homeowners Association. Provide a public access sidewalk easement for such sidewalk.

Planning

General Comments

3. Info on nearby properties

Applicant shall provide the following information for properties within 500' of the site:

\*Base and overlay zoning

\*Character area overlay districts

\*Development standards

\*Existing land uses

(This information was requested by staff following review of initial submittal. Information was

not provided at resubmittal.)

Planning (Landscape)

General Comments

4. Tree Preservation Easements

Tree preservation / landscape easements shall be shown on the Plat.

There being no further business, the meeting adjourned at 7:20 p.m.

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Chair, Mike Hathaway